

REDMOND COMPREHENSIVE PLAN

Neighborhood Element

K. Willows/Rose Hill Neighborhood Policies

The Willows/Rose Hill Neighborhood is located on the hillsides west of the Sammamish Valley in the northwest corner of Redmond. The neighborhood is bound on the north by 124th Street, on the south by Redmond Way, on the east by Willows Road and on the west by 132nd Avenue NE.

Public Participation in the Neighborhood Plan Update

This neighborhood plan is based on significant participation by people who live, work and own property in the Willows/Rose Hill Neighborhood. An 11-member Citizen Advisory Committee participated throughout the process, including reviewing background information, identifying issues to address, considering alternative responses, and recommending updated policies and regulations.

The Citizen Committee received input from citizens and those who work in the Willows Road employment area throughout the process. Three neighborhood-wide workshops and two workshops for the NE Rose Hill subarea were held. At the first workshop, citizens identified what should be preserved in the neighborhood, what should be improved, and what should be kept in mind during the plan update. Subsequent workshops were held to seek input on residential development alternatives, preliminary recommendations, and the Committee's final draft recommendations. The Committee also sought comments from two surveys. The first survey was distributed at kick-off meetings and was also on the City's neighborhood web page. The second survey was mailed to the neighborhood to seek comments on the Committee's preliminary recommendations.

The plan development process also included input on recommended updates from City of Redmond boards and commissions, the City of Kirkland, residential developers, and housing organizations. Firms with expertise in architecture and urban design, financial analysis, and wildlife habitat were also consulted.

Framework Policies

The framework policies below set out the key goals on which the neighborhood plan is based.

N-WR-A-1 Preserve the natural character of the Willows/Rose Hill Neighborhood while providing for compatible residential and business growth in appropriate areas. Among the features that define the neighborhood's natural character are the ravines and steep slopes, trees and forested areas, concentrations of open space, streams, wetlands, and wildlife diversity.

N-WR-A-2 Maintain the character of the Willows Corridor, including well-designed building clusters surrounded by trees and open space, parkway setbacks, and high proportions of open space relative to the area developed.

N-WR-A-3 Ensure that new residential development blends with and helps maintain the existing character in each neighborhood subarea, including sense of community, variety in lot sizes and house styles, small- to moderately-sized homes, abundance of trees and other greenery, nearness to open space and wildlife, and feeling of spaciousness throughout the neighborhood.

N-WR-A-4 Guide investments in services to meet priority needs for existing and future residents and employees, including pedestrian safety improvements, traffic management, improved street lighting, and additional park space.

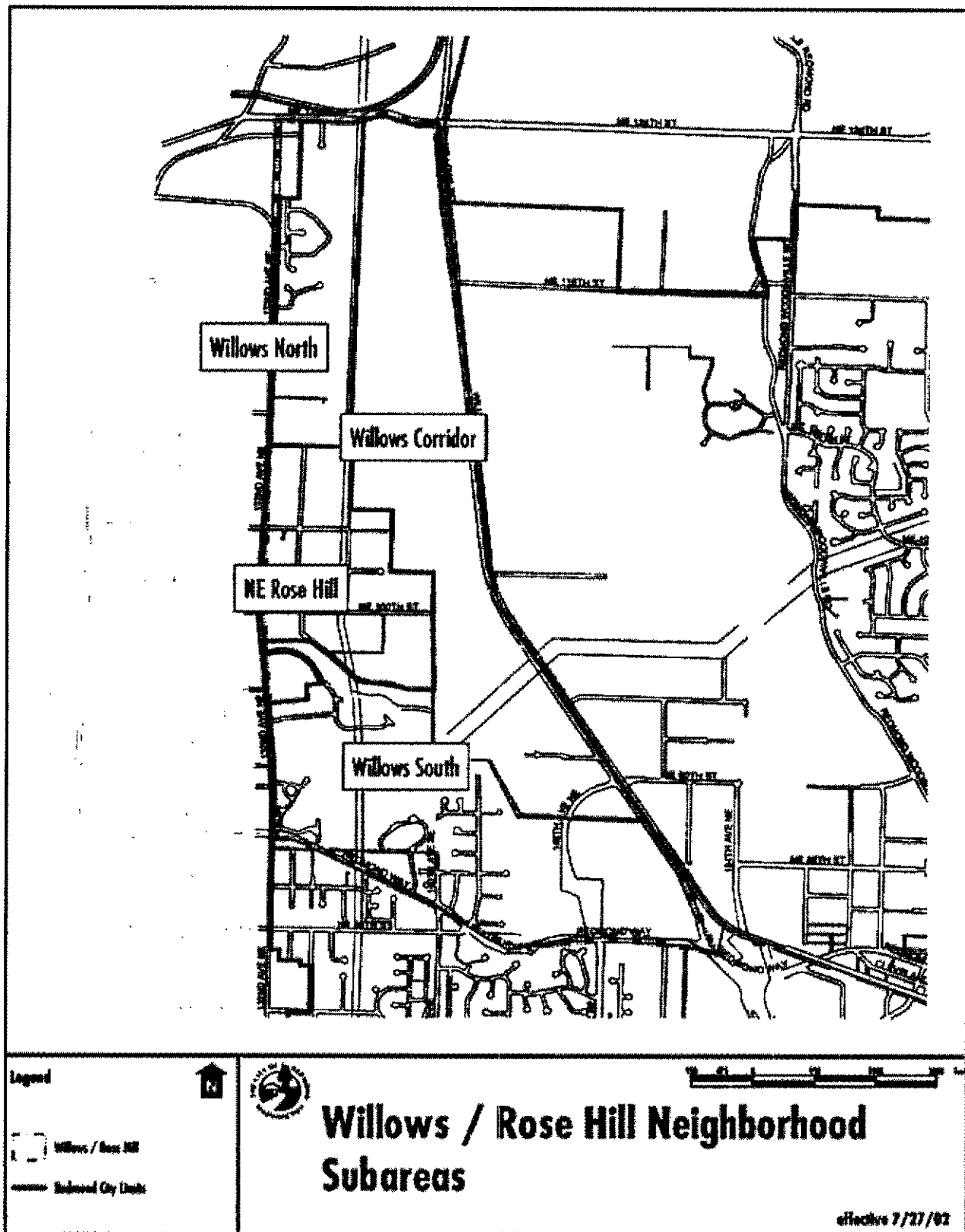
N-WR-A-5 Promote communication between the Willows/Rose Hill Neighborhood and the City of Redmond.

Neighborhood Vision

The vision statement below is a word picture of the Willows/Rose Hill Neighborhood in the year 2020. It is intended to describe what the neighborhood will look and feel like when the plan is implemented.

Overall Vision

- On rolling slopes immediately west of Willows Road are research and development as well as high technology manufacturing uses. The Willows Corridor is a high-quality employment area that has maintained a sense of openness and proximity to nature through protection of natural features, deep setbacks from Willows Road, and attractive landscaping.
- The steep, unstable slopes above the employment area remain forested. Wildlife habitat in the neighborhood has been protected and continues to sustain a variety of birds and animals. People who live and work in the neighborhood help to protect and enhance wildlife habitat.



- Residential areas contain an abundance of trees and other greenery and feel peaceful, spacious, and close to open space and wildlife. While consisting primarily of single-family homes, the neighborhood also contains townhomes, apartments, and condominiums clustered near Willows Road, Redmond Way and 132nd Avenue NE in the southern and northern portions of the neighborhood. Residents look out for each other and the neighborhood feels safe, friendly and well cared for.
- Those who live and work in the neighborhood have a variety of travel choices, including driving, walking, bicycling, and transit. Safe pedestrian crossings are provided on all streets, including arterial streets. Streetscapes are attractive and functional for all travel modes, with street trees and landscaped areas that separate walkways from traffic.
- A system of parks and trails has been developed in the neighborhood. Most residents are now located within walking or bicycling distance of a park. The trails provide connections within the neighborhood, and connect the neighborhood to Redmond and to other cities in the region. Neighborhood concerns about the environment, wildlife habitat, privacy, and security have been addressed through trail location and design.
- The pipeline operator helps to make the fuel pipelines safe. The risks associated with the pipelines have been minimized through public education, land use standards, public safety measures, and construction/operation/maintenance requirements.
- Kirkland and Redmond maintain good communication regarding neighborhood needs and opportunities, community improvements, and development proposals. The cities work together and with people who live or work in the neighborhood to help address concerns and maintain the area's livability.

Transportation

- Traffic through the neighborhood is directed to four main streets: Willows Road, Redmond Way, NE 124th Street, and 132nd Avenue NE. Transportation improvements on these streets are designed to accommodate a variety of mobility needs while maintaining reasonable access for nearby properties. Through traffic in residential areas is minimized and speeds on local streets are low.
- Transportation improvements, including high-occupancy vehicle facilities, transit service, pedestrian walkways, and bikeways have helped improve mobility and access along Willows Road, Redmond Way and connecting streets. Bikeways provide safe connections between neighborhood subareas, including residential and business areas. Pedestrians and bicyclists can safely cross Willows Road at multiple locations and there are connections to the Sammamish River Trail. Redmond Way provides a streetscape with sidewalks on both sides of the street. Pedestrians have a sense of safety because the sidewalks are separated from traffic lanes by a planting strip or other buffer.
- Redmond and Kirkland have worked together to improve 132nd Avenue NE. Speeds along 132nd Avenue NE are safe and bicycle lanes, sidewalks and a turn lane have been added to improve safety and access. Landscaped medians and street trees have been added to manage traffic flow and improve the visual quality of the street.

Employment Subarea

The Willows Corridor is a major employment area that provides thousands of jobs for several economic segments in the community, including high-wage manufacturing jobs. Employees along Willows Road have housing opportunities that may be within walking distance to their place of work.

Small-scale services that help meet day-to-day needs for employees, such as banking or coffee shops, are integrated with existing businesses along Willows Road. These small-scale services have little visual presence from the street to maintain the high visual quality along the corridor. Street trees and other plantings along Willows Road add a green corridor character.

Employees enjoy walking, jogging and bicycling along pathways and bikeways in the area, including a new multi-purpose trail along the former Burlington-Northern right-of-way.

Residential Subareas

The neighborhood includes three residential subareas: Willows North, NE Rose Hill and Willows South. New residential developments feel and look like mature neighborhoods and blend in with the neighborhood character, including the feeling of openness, predominance of small- to moderately-sized homes, and variety in lot sizes and house style. While the neighborhood continues to contain primarily traditional single-family homes, cottages and other smaller detached homes, attached homes, and accessory dwelling units are also included. There are opportunities for older couples to move from larger homes to new smaller homes in the neighborhood. Young families can also find housing without stretching budgets too far. People working at nearby employment centers in Redmond are attracted to housing choices in the neighborhood. New residential areas are also attractive and well landscaped and have been designed and developed to preserve trees and open space, and to maintain a healthy environment.

■ **Willows North** (between NE 108th Street and NE 124th Street)

The Willows North residential subarea extends along the northwest edge of the neighborhood. Forests along the steep slopes, and trees retained in developed areas, have helped to maintain the neighborhood's sense of serenity, privacy and open space. Residents enjoy nearby parks, including Mark Twain Park. Additional urban services, including sanitary sewers and streetlights, have been added in a manner that meets needs and minimizes adverse impacts on the environment and neighbors.

■ **NE Rose Hill** (between NE 97th Street, NE 108th Street, 132nd Avenue NE, and Willows Road)

The NE Rose Hill residential subarea is located in the center of the neighborhood. The neighborhood is well cared for and has a sense of openness and privacy, in part due to the openness between homes and proximity to forested ravines. A new neighborhood park provides a community gathering place for residents of all ages. New residential development blends with existing homes and helps to maintain the neighborhood's eclectic character and sense of openness. The streets are narrow and friendly to pedestrians and bicyclists. Residents and their children can safely walk to school, the neighborhood park, and other destinations. Homes are served by public facilities such as sewer, street-lights, underground wiring, and stormwater management.

■ **Willows South** (along Redmond Way)

The Willows South subarea includes residential areas along Redmond Way and the south end of 132nd Avenue NE. Local streets are narrow and lined with street trees. There is a landscape strip separating the streets and sidewalks and both are adequate in width to provide a feeling of safety and attractiveness to pedestrians. A trail and continuous system of sidewalks and walkways provide safe pedestrian connections to Willows Road, providing good linkages between residential and employment areas. The neighborhood has green space, including small parks located within walking or bicycling distance of residents. The neighborhood is attractive and well cared for and includes detached and attached single-family homes, as well as multi-family residences. Neighborhood serving retail and service uses continue to be clustered at limited nodes on Redmond Way and

Willows Road. Additional streetlights improve safety while minimizing glare. Overhead utilities have been moved underground as part of streetscape improvements.

Neighborhood Communication Policies

The neighborhood planning process provided several opportunities to improve communication between the City of Redmond and people who live, work or own property in the Willows/Rose Hill Neighborhood. Formation of a neighborhood association or other representative neighborhood group could continue the work begun by citizens through the neighborhood plan update. Citizens in the neighborhood indicated strong support for continuing to improve communication between the neighborhood and City, working together on community issues, and periodically evaluating the success of plan implementation and needed changes.

The City's neighborhood enhancement team will also continue to work to develop stronger connections with the neighborhood and to enhance delivery of City services through a coordinated effort. This team includes staff from various departments, including planning, parks, public works, fire, and police.

N-WR-B-1 Redmond and a representative neighborhood group should hold a neighborhood meeting one year after adoption of the 2002 neighborhood plan update jointly with, and for neighborhood residents, business owners, and those who work in the neighborhood to evaluate implementation of the neighborhood plan, to discuss projects or opportunities of concern with the neighborhood, and to identify any needed changes to the plan. A representative neighborhood group should hold subsequent annual or bi-annual meetings with assistance from the City. The City of Kirkland, other public agencies, and others with an interest in the neighborhood should be invited to participate. A City neighborhood web site should be used to strengthen communication between Redmond and the neighborhood. Neighborhood plan amendments may also be requested through the public participation program for annual amendments of the City's Comprehensive Plan.

N-WR-B-2 Redmond and a representative neighborhood group should explore formation of a neighborhood association.

Residents and businesses have expressed support for forming additional neighborhood block watch and business watch programs. Block watch groups contribute not only to crime prevention, but also enable neighbors to be better prepared in the event of emergencies. Block watch groups also contribute to improved communications with the City and facilitate problem solving. Information on how to form block and business watch programs could be provided by the City through a mailing and neighborhood-wide meeting or open house on City services.

N-WR-B-3 Block watches and business watches should continue to be formed and serve as a means to help keep the neighborhood safe and promote communication among neighbors and with City safety personnel.

Environmental Quality Policies

The Willows/Rose Hill Neighborhood includes a number of environmentally sensitive areas, including several streams, wetlands, landslide hazard areas, and aquifer recharge areas, as well as critical wildlife habitat. The Environmental Quality section supplements citywide policies and focuses on neighborhood-specific policies to maintain environmental quality and natural features.

N-WR-C-1 Prevent the westward expansion of existing Business Park and Manufacturing land use designations in the Willows/Rose Hill Neighborhood to maintain natural features and to minimize possibilities for conflicts between residential and business uses.

N-WR-C-2 Properties with a significant amount of Class IV landslide hazard areas should be designated Large Lot Residential to lessen hazards and to protect the forested slopes.

N-WR-C-3 Development proposed for sites with significant natural features shall preserve those features. Reduction in the scale and intensity of proposed development may be required to accomplish effective preservation of natural features.

N-WR-C-4 Residential areas should be protected from noise generation caused by non-residential uses and development. Mechanical and roof top equipment, parking areas and driveways on non-residential properties shall be designed to minimize noise impacts.

The plateau above the Sammamish Valley floor in the Willows/Rose Hill Neighborhood has high aquifer recharge capacity and is a likely source of ground water for springs that keep streams in the neighborhood flowing year round. These streams feed the Sammamish River all year, including during critical summer months. Maintaining ground water recharge is also needed to avoid creating additional run-off during storms. For these and other environmental purposes, it is important that development in the Willows/Rose Hill Neighborhood minimize and mitigate disruption of ground water flows.

N-WR-C-5 Maintain existing aquifer recharge in upland areas of the Willows/Rose Hill Neighborhood. Such recharge helps to maintain minimum stream flows for fisheries habitat, protect hillside vegetation, minimize flood hazard, and protect other natural features.

N-WR-C-6 Require grading and site development plans for sites in hillside and valley floor areas of the Willows/Rose Hill Neighborhood to minimize disruption of ground water flows, and to provide measures for continuance of ground water flows where disrupted.

Wildlife Habitat

The Willows/Rose Hill Neighborhood includes several streams, wetlands, and forested steep slopes extending from the northern portion of the neighborhood through to the south, providing open space and valuable habitat for wildlife. People who live and work in the neighborhood value the neighborhood's existing wildlife habitat and open spaces, including the greenbelt that separates residential and business park areas. Residents and employees have expressed concern about loss of wildlife and their habitat in the neighborhood. They emphasized the importance of protecting wildlife habitat located on proposed development sites as well as habitat located on developed or partially developed lands.

Redmond protects and maintains wildlife habitat in two ways. First, the City has a variety of regulations to protect wildlife habitat. Examples include appropriate zoning, such as low density zoning on part of the steep forested slopes above Willows Road, and requirements to protect stands of trees and other significant trees. Second, Redmond has policies and regulations to protect priority species and their habitats, including species protected by the state and federal government, as well as locally valuable species and habitat such as raptor nest sites and heron rookeries.

N-WR-C-7 Critical wildlife habitat throughout the Willows/Rose Hill Neighborhood shall be protected.

N-WR-C-8 Wildlife diversity in the Willows/Rose Hill Neighborhood shall be protected and enhanced. Adverse impacts from new development on critical wildlife habitat shall be

avoided subject to reasonable use provisions in the Redmond Community Development Guide.

The neighborhood includes four major wildlife habitat areas. The character of these areas is summarized below.

- The forested steep slopes extending from NE 124th Street to Redmond Way contain approximately 560 acres of wildlife habitat, the largest contiguous area in the Willows/Rose Hill Neighborhood. A number of plant communities are present, including upland forest and shrub, pasture, and wetland/riparian. This area also includes wetland mitigation sites near Willows Road and steep slope hazard areas.
- The riparian corridor immediately west of 149th Place NE contains about 10 acres of wildlife habitat. Dominant plant communities in this area include deciduous upland and wetland/riparian forest.
- An area of open space and parkland located north of Redmond Way between 141st Avenue NE and 140th Avenue NE (approximately four acres) provides habitat for wildlife and a dominant plant community of mixed forest.
- Land located east of 148th Avenue NE contains about 4 acres. Deciduous forest is the dominant plant community. In addition to providing wildlife habitat, this area helps separate urban residences from the traffic on 148th Avenue NE.

N-WR-C-9 Wildlife corridors in the Willows/Rose Hill Neighborhood that link critical wildlife habitats and provide for movement of wildlife, particularly in the forested slopes and between the neighborhood and nearby areas such as the Sammamish River and valley, shall be protected and enhanced.

N-WR-C-10 Developments upon the Willows/Rose Hill hillside shall be required to preserve open space in locations that are contiguous to existing or possible future open space areas of adjoining properties, for the purpose of providing a continuous band of open space and wildlife habitat across the hillside.

N-WR-C-11 The City should encourage owners of developed sites west of Willows Road to create native growth protection easements and to improve habitat, to preserve and restore the connection of natural open spaces across the hillside for the purpose of protecting critical wildlife habitat linkages.

Quality wildlife habitat provides food, water, shelter, and space for wildlife. Healthy habitat is vital to maintaining wildlife populations. One way to maintain and increase the number and variety of wildlife species is to enhance their habitat by providing structural diversity in the habitat. Adding a mixture of different types of plants and other special habitat components that provide food, water, shelter and space can provide structural diversity.

N-WR-C-12 New development that impacts already degraded critical wildlife habitat shall be required to improve the quality of the habitat. Enhancement techniques may include increasing structural diversity, adding layers of cover, protecting and planting native plants, and removing invasive species.

Edges are transition areas where one type of vegetation meets and blends with another. Edges can create valuable habitat for many types of wildlife. Edges can also provide a means for invasive species to degrade habitat. Providing a transition of native vegetation can maximize the value of edge habitats and minimize opportunities for invasion by intrusive species.

N-WR-C-13 New development adjacent to critical wildlife habitats shall use a majority of native vegetation that is supportive of wildlife instead of non-native landscape species.

People who work and live in the neighborhood have many opportunities to attract wildlife and improve wildlife habitat on their private property. The City's Natural Resources Division, State of Washington Department of Fish and Wildlife, and other organizations and agencies experienced in wildlife habitat restoration can provide assistance and help organize volunteer projects. Residents can also apply for neighborhood-matching funds from the City to enhance wildlife habitat in common areas or on publicly owned property.

N-WR-C-14 The City should encourage residents and businesses to create backyard sanctuaries for wildlife habitat.

One of the greatest threats to existing habitats comes from people dumping yard waste and other materials in wildlife habitats. This smothers plants that make up habitat and introduces non-native species such as blackberries and ivy that do not benefit wildlife. Informing residents and property owners about the dangers of dumping will go a long way to protect and enhance existing wildlife habitats.

N-WR-C-15 The City should create and maintain an awareness program to inform residents and property owners of the value of wildlife habitat, how they can protect and enhance it, and related City programs that may provide resources.

Parks, Recreation and Open Space Policies

Redmond's Parks, Recreation and Open Space (PRO) Plan identifies needs for parks and recreation facilities and how those needs will be met. Redmond's PRO Plan proposes a new neighborhood park for the Willows/Rose Hill Neighborhood. Neighborhood parks can provide the recreational and social focus of a neighborhood. They typically include open space, open multipurpose play areas, multipurpose courts and recreational trails. Neighborhood residents agree that provision of additional neighborhood park space is a high priority.

N-WR-D-1 The City shall pursue acquisition and development of one or more neighborhood parks in the Willows/Rose Hill Neighborhood to meet the need for 7 to 10 additional acres of neighborhood parkland. Included among the alternatives are a single larger park or two smaller parks. Preferred locations include the NE Rose Hill Subarea and north of NE 110th Street in the Willows North Subarea.

Table P-1: Map PR-2, Facility Plan 1, and Table PR-8, Facility Plan Recommendations, of the Parks and Recreation Chapter of the Comprehensive Plan show general recommendations for parks and open

The purpose of a Neighborhood Commons is to provide recreational opportunities in areas not well served by a neighborhood park, or to take advantage of unique opportunities, such as a small area well suited to recreational use. Within a residential neighborhood, a Neighborhood Commons is privately owned and maintained and will typically include play areas and open space. It is designed to serve those who live or work close enough to walk or bike and usually does not include automobile parking.

A few existing developments in the Willows/Rose Hill area, including Willows Crest and Walden Ridge, include a Neighborhood Commons that helps address the need for recreational space in the neighborhood. The policy below intends to continue this approach by providing a general framework for the City and existing neighborhoods to work together to develop Neighborhood Commons in developed areas not well served by a neighborhood park.

N-WR-D-2 The City of Redmond and neighborhoods in the Willows/Rose Hill area should work together to develop Neighborhood Commons when the following criteria can be met:

- **The Neighborhood Common will be located a minimum of one-half mile from a neighborhood or community park.**
- **There is a feasible site available between 2,500 and 43,560 square feet in size.**
- **The neighborhood can provide funding or secure funding through a Redmond neighborhood enhancement grant and has a formal neighborhood association to maintain the Neighborhood Commons.**
- **There is substantial support for development of a Neighborhood Commons by the residents it would serve.**

The Redmond Community Development Guide includes regulations for new residential developments that establish a minimum amount of open space that must be set aside on a lot-by-lot basis or through common open space created on a development-wide basis. The purpose of the open space is to provide visual relief from the massing and scale of the built environment, to afford adequate outdoor space for residents of the development, and to provide adequate off-street recreation space for children. The policy below concerns the location of open space for a residential development and supplements these regulations for the Willows/Rose Hill Neighborhood.

N-WR-D-3 A minimum of 25 percent of the required open space for residential developments of 30 dwelling units or more should be centrally located as common open space and should be designed to provide visual relief from the massing of development, to serve the recreational needs of residents of the development, to enable children's play areas to be visible from residences in the development, and to provide habitat for wildlife. The common open space shall be usable area for passive or active recreation, such as picnic tables, benches, scenic viewing areas, children's play equipment or sport courts. When common open space is provided in residential developments of 10 dwelling units or more, it should be located to achieve the intent of this policy.

Surface stormwater detention ponds and facilities that have a natural design and significant landscaping are highly valued by neighborhood residents. Naturally styled ponds undulate in shape and have soft edges with plenty of landscaping. Neighborhood residents prefer ponds that are designed with a natural appearance because they help maintain some of the natural character of the residential subareas of the Neighborhood and can contribute to a feeling of open space.

N-WR-D-4 When surface stormwater facilities are built, they shall be well landscaped and maintained, shall appear aesthetically pleasing, and should be designed to appear naturally occurring.

Redmond's Park, Recreation and Open Space (PRO) Plan identifies proposed multi-use trails to serve the Willows/Rose Hill Neighborhood and to link the neighborhood to the rest of Redmond, nearby cities such as Kirkland and Bellevue, and the region. These trails will also provide significant regional connections to Bridle Trails State Park, Redmond's Farrel-McWhirter Park and Watershed Preserve, and to the Sammamish River Trail and Burke Gilman Trail.

The Willows/Rose Hill Neighborhood supports extension of the east-west Puget Sound Energy (PSE) trail due to opportunities to improve connections between residential developments and shopping, employment and recreation areas, while minimizing impacts to steep slopes. Extension of this trail also provides opportunities to improve linkages with the cities of Kirkland and Bellevue.

Table P-1: Map PR-4, Proposed Trails Plan, and Table PR-5, Facility Plan Recommendations, of Parks and Recreation Chapter of the Comprehensive Plan shows the recommended

Specific alignments for future trails in the neighborhood will be determined at the time of design. People who live, work and own property in the neighborhood have expressed concern about potential impacts to security, privacy and the environment if trails are constructed. They have emphasized the need to minimize the potential for adverse impacts on nearby residents, businesses, and the environment, including wildlife habitat, as part of any trail design and construction.

N-WR-D-5 Trails in the Willows/Rose Hill Neighborhood shall be designed and constructed to minimize adverse impacts to adjoining residents and businesses and to the environment, including critical wildlife habitat.

There are a number of informal paths located on private property in the Willows/Rose Hill Neighborhood, including paths on the hillside separating residential and business park areas. If available for public use, these paths could help provide pedestrian connections between various parts of the neighborhood and provide opportunities to enjoy the forests and other natural features, while protecting environmentally sensitive areas. A reduction in tax rates through King County's Public Benefit Rating System is among the potential incentives that could be available.

N-WR-D-6 The City should encourage property owners in the Willows/Rose Hill Neighborhood to grant easements allowing public use of informal paths through participation in available incentive programs. Use of such informal paths would promote recreation, educational opportunities, and improved access between residential and business areas in the neighborhood.

Residential Policies

The Willows/Rose Hill area includes a collection of residential neighborhoods, from Sunrise Vue in the north portion of the neighborhood to NE Rose Hill in the center, to Maplebrook Lane in the south. Each of these neighborhoods has characteristics that distinguish it and make it special to the residents. Through surveys and at workshops, residents have also described characteristics they value that are common to several areas in Willows/Rose Hill. These characteristics include a feeling of spaciousness, abundance of trees and other greenery, and nearness to open space and wildlife. Residents also value the variety in home types, styles and lot sizes; predominance of small- to moderately-sized homes; blend of income levels; cultural diversity; and sense of neighborliness and safety. In thinking about the future, Willows/Rose Hill citizens have stated that it is important to ensure that infill development fits with existing residential areas and that the character of existing neighborhoods be maintained as the area continues to grow.

The residential policies below are one part of the strategy in the neighborhood plan for achieving this objective. Most of these policies apply to the entire Willows/Rose Hill Neighborhood (cottages, multiplex dwellings, and affordable housing), while a portion applies specifically to the NE Rose Hill subarea (Residential Innovative zoning).

The policies promote variety in the size, type and price of new homes, and variety in lot sizes, to enable families of different ages, sizes, and incomes to live in the neighborhood, helping to maintain the neighborhood's existing diversity. Designing new residential developments to incorporate variety in the size of homes and lots, and variation in the location of homes on lots, also helps to promote more

appealing and walkable streetscapes. The policies also encourage cottages and other smaller detached homes, which are less bulky and may offer more opportunities to create areas of common open space than typical single-family developments. Other parts of the strategy for maintaining neighborhood character are found in the sections of the neighborhood plan addressing residential design; parks, recreation and open space; wildlife habitat; and transportation.

Cottage and Multiplex Housing Policies

N-WR-E-1 Cottages shall be allowed in the Willows/Rose Hill Neighborhood. The allowed density on a proposed cottage housing site may exceed the allowed density for a standard detached single-family development on the site.

N-WR-E-2 Duplexes shall be allowed on individual lots in the Willows/Rose Hill Neighborhood in locations designated for Low-Moderate Density Residential and higher densities.

N-WR-E-3 Duplexes shall maintain the appearance of single-family houses and should maintain a character similar to nearby single-family homes. The allowed number of dwelling units for duplexes on a proposed site shall not exceed the allowed number of detached single-family dwellings on the site.

N-WR-E-4 Redmond, the Willows/Rose Hill Neighborhood, and private and non-profit developers and organizations should work in partnership through one demonstration project to create a small neighborhood that maintains the traditional character and quality of detached single-family dwellings (such as visible single-entries, pitched roofs, window frames, and porches), while offering a range of ownership housing choices, including triplexes and fourplexes. The City shall establish a process to select the demonstration project. For this demonstration project, the following provisions apply:

- **Site design shall be approved through a Type III permit process with the participation of the neighborhood, particularly neighboring property owners and residents.**
- **The project should include a neighborhood park.**
- **Allowed density shall be calculated using the gross site area, including a neighborhood park if located on the project site.**
- **Dwelling unit type does not affect the allowed density on the gross site area. For example, a duplex structure is equivalent to two dwelling units.**
- **Within one year following occupancy of the project, the City together with the neighborhood shall evaluate whether and under what conditions triplexes and fourplexes shall be permitted in other locations in the neighborhood.**

N-WR-E-5 A minimum of 70 percent of the total dwelling units within the single-family portion of each residential subarea of the Willows/Rose Hill Neighborhood shall be detached single-family dwellings to maintain the primarily single-family detached character of the neighborhood. Redmond and a representative neighborhood group shall evaluate compliance with this policy and the continued need for this policy semi-annually, coordinating these evaluations with reviews provided for in N-WR-B-1 or N-WR-G-4 as possible. If the finding of an evaluation is that the minimum percent of detached single-family dwellings has not been met in a subarea, no more development applications that propose duplexes in that subarea may be accepted unless this policy is revised or deleted. Accessory dwelling units are excluded from this calculation.

Affordable Housing Policies

Citizens in the Willows/Rose Hill Neighborhood have expressed concern about rising home costs and the likelihood that many households, such as those with one wage earner, seniors, and public service employees such as teachers will not be able to afford to live in the neighborhood. Over time, the neighborhood has included a wide variety of household incomes and family sizes. More proactive steps are needed to address the needs for affordable housing while ensuring that affordable homes are designed to be similar in appearance to existing and new market rate homes in the neighborhood.

Redmond's goals for affordable housing reflect the Growth Management mandate to encourage affordable housing for all economic segments of the population. As home prices continue to increase at a more rapid rate than the increase in household incomes, there are very few opportunities for households that earn the King County median income or less to buy a home in Redmond. Further, as land develops for upper income households, less land is available to meet the needs of other income groups.

Communities in a number of states, including California, Maryland, Colorado, Virginia, New Mexico, and New Jersey require new single-family residential developments to include a certain percentage of affordable homes. Often these programs are established in communities like Redmond with high job growth, significant increases in housing costs, and a lack of housing choices affordable to young families and others with modest incomes. They are designed to provide housing that may not otherwise be built, including housing needs for existing and future local employees.

The term "affordable housing" is defined in Redmond's Community Development Guide. In general, housing is considered affordable if the cost does not exceed 30 percent of the monthly income for a household earning 80 percent or less of the King County median income, adjusted for household size. The policy below addresses expansion of Redmond's affordable housing program to new single-family residential developments in the Willows/Rose Hill Neighborhood. The goals are to:

- Help meet responsibilities under the Growth Management Act and the Countywide Policies for King County to meet the goal that 40 percent of the new housing in Redmond be affordable.
- Help to meet the housing needs of existing and future employees in Redmond.
- Ensure that lower cost homes blend well with the desirable characteristics of existing neighborhoods and new market-rate homes.
- Enable the developer/builder to recoup costs through incentives or bonuses.

N-WR-E-6 New single-family developments of 10 units or more in the Willows/Rose Hill Neighborhood shall contain a portion of affordable housing as provided in RCDG 20D.30.10. The City shall provide incentives and bonuses intended to minimize development costs associated with this requirement.

The Willows/Rose Hill Neighborhood citizens have expressed interest in having at least one model development in the neighborhood that includes a significant portion of affordable homes. Achieving this goal will involve participation by the neighborhood, City of Redmond, private sector, and non-profit organizations.

N-WR-E-7 Redmond, the Willows/Rose Hill Neighborhood, and private and non-profit developers and organizations should work in partnership to pursue development of one demonstration project in which a minimum of 20 percent of the total dwelling units are affordable. The City shall establish a process to select the demonstration project. For this demonstration project, the following provisions apply:

- **City regulations shall provide a bonus for this development that would allow a density of seven units per gross acre.**
- **The development should be at least three acres in size and a portion should be used for cottages to provide diversity in housing type as well as to avoid a crowded appearance.**
- **The site design process shall provide for public participation, particularly by neighboring property owners and residents.**
- **Within one year following occupancy of the project, the City together with the neighborhood shall evaluate whether to recommend amendments to policies or regulations to promote additional developments with a minimum of 20 percent affordable dwelling units.**

Redmond's Comprehensive Plan includes a number of strategies to promote housing affordable to households earning 80 percent or less of the King County median income. Strategies include: providing adequate land and zoning to meet a variety of housing needs, offering priority in development review for projects that include affordable homes, providing some funding and other financial incentives, evaluating opportunities to use surplus public land for housing, and encouraging preservation of existing affordable housing.

These strategies should be expanded to improve progress in encouraging affordable housing. Among the approaches discussed by the Willows/Rose Hill Neighborhood are to:

- **Increase the City's housing trust fund for affordable housing.**
- **Encourage smaller projects that could integrate well within the neighborhood.**
- **Take active steps to preserve lower cost housing in the neighborhood, such as working with housing organizations or interests on potential purchase.**
- **Create a program to grant housing certificates to developers who construct or retain affordable housing. Developers could sell these certificates to property owners wishing to increase density in designated receiving areas such as City Center or Overlake.**

N-WR-E-8 Redmond should expand the assortment of incentives, bonuses and public funding measures to create affordable housing and preserve some of the existing stock of affordable housing in the Willows/Rose Hill Neighborhood.

NE Rose Hill Subarea Zoning Policies

The residents of the NE Rose Hill subarea value the diversity in existing development and the feeling of open space, and would like to see the character maintained as their neighborhood grows. The residents also believe it is necessary to create new approaches to ensure people of different ages, incomes and family sizes can live in the neighborhood. The Residential Innovative zoning designation is intended to address these values and to accommodate new development consistent with the neighborhood vision, while providing for more single-family housing in Redmond.

N-WR-E-9 The Low-Moderate Density Residential designation in the NE Rose Hill subarea shall be implemented through the Residential Innovative zone.

N-WR-E-10 In the Willows/Rose Hill Neighborhood, the Residential Innovative zone provides for an allowed density of four to five dwelling units per gross acre, depending on site size. The allowed density may be exceeded through bonus provisions as provided for in the Redmond Community Development Guide. Developments at allowed densities of five dwelling units per gross acre shall include a minimum of 20 percent smaller dwelling units as specified in RCDG 20C.30.82.

Convenience Retail and Service Business Policies

Nearby commercial areas in Downtown Redmond, Totem Lake and Rose Hill provide a wide array of stores and services. These uses serve the Willows/Rose Hill Neighborhood and broader community. As convenient as these services are, many who work in the Willows Road employment area are at least two miles from these stores and services. This is too far to walk comfortably, and encourages driving for daily service needs such as meals or banking. Redmond can experience mini traffic problems at noontime when many employees drive from work for lunch and small services.

Encouraging small-scale retail stores and services, such as banking, coffee shops, restaurants, and video stores, to locate within the employment area can help meet the daily or weekly service needs of area employees and reduce vehicle trips. The objective is to locate small-scale, convenience retail stores and services that primarily serve employees along Willows Road to encourage access by walking or bicycling. Most people will walk a quarter to a half-mile to convenience retail and service areas. To maintain the high visual and environmental quality of the Willows Corridor, stores and services must be located in multi-tenant buildings that contain business park uses and must be designed to be compatible with nearby light industrial and office development and with the forested hills and open spaces along the corridor.

The policies below address the location of these uses and other issues. Additional policy guidance is included in Redmond Comprehensive Plan Policies NP-13 through NP-15.

N-WR-F-1 Convenience retail and service businesses should be permitted in areas designated Business Park along the Willows Corridor. These businesses shall be limited to small-scale convenience retail or service uses that primarily serve daily or weekly needs of employees along Willows Road, encourage access by walking or bicycling, and are compatible with existing uses.

N-WR-F-2 Convenience retail and service businesses shall complement business park uses along the Willows Corridor and should be designed to serve as gathering and meeting places for employees. Convenience retail and service businesses shall be secondary uses located in multi-tenant buildings that contain business park uses, and shall not be located in separate buildings containing only retail and service uses.

N-WR-F-3 All elements of convenience retail and service businesses shall maintain the high visual and environmental quality defined by existing development and the forested hills and open spaces along the Willows Corridor. Elements of convenience retail and service businesses covered by this policy include but are not limited to site and building design, permitted uses, signage, lighting, and landscaping.

N-WR-F-4 Sidewalks or pathways shall be provided to link convenience retail and service businesses with employment uses in other business park developments.

N-WR-F-5 Businesses along the Willows Corridor are encouraged to provide bicycles for shared employee use to take advantage of services provided at convenience retail and service businesses.

Design Policies

Commercial Character and Design Policies

The Willows Corridor includes the benches and hills immediately west of Willows Road. Most uses in the Willows Corridor consist of high technology industries in a pastoral, park-like setting. The character of the Willows Corridor and the Sammamish River Valley are important to the community's sense of place. The high quality development and ample open space in the corridor contributes to this sense of place and have set a high standard for the community. The corridor also has sensitive areas that limit development of specific areas, including critical erosion hazards, landslide hazards, streams, wetlands and aquifer recharge areas along the road. Finally, since the area is across Willows Road from the Sammamish River Valley, development in the Willows Corridor must be managed to protect the valley from negative impacts, such as increases in stormwater. Development must also be set back from the valley to preserve view corridors and so it does not interfere with agricultural practices north of NE 116th Street. The community seeks to maintain the following features of the Willows Corridor:

- Coordinated open space along Willows Road.
- Developments that consist of building clusters surrounded by trees and open space. The buildings are well-designed, have views of the Sammamish Valley and do not dominate views from the valley. Parking is placed behind the buildings or screened by trees and landscaping from Willows Road.
- Forested areas on the steep and erodible slopes behind the developments.
- Riparian corridors, forested gullies, streams and wetlands associated with the streams.
- A high portion of open space relative to the area developed.

The following policy applies to the Willows Corridor north of the Puget Power transmission line right-of-way. This policy is intended to maintain the desired features of the Willows Corridor, allow for the continued use of the area by high technology businesses, protect development from natural hazards, and minimize the impacts of development on sensitive areas and the Sammamish Valley. The design concepts set forth in the policy below shall be implemented through regulations that use criteria to achieve the concepts.

N-WR-G-1 Developments within the Willows Corridor north of the Puget Power transmission line right-of-way shall be designed to ensure the following:

- Important natural features of the hillside corridor are preserved.
- The area maintains a pastoral and parkway appearance.
- Buildings are visually compatible with the forested hills and open pastures of the Willows Corridor. Buildings and parking do not dominate views of the Willows Corridor.
- Developments are visually separated from each other and Willows Road with areas of open space.
- High quality site and building designs are maintained.
- Pedestrian and bicycle links to Willows Road are provided.

- **Nearby residential uses to the west are visually buffered from the development through screening by topography, trees or other measures.**

Residential Character and Design Policies

Each residential subarea of the Willows/Rose Hill Neighborhood has its own unique character. Forests along the steep slopes and trees retained in developed areas have helped to maintain Willows North Subarea's sense of quietness, privacy and open space. The Willows South Subarea is more urban, with sidewalks, streetlights, and a variety of types of residences and densities. NE Rose Hill is a subarea of the neighborhood unique in characteristics of open green spaces, small- to moderately-sized homes, and variety in house style.

Key aspects of the character of each subarea can be maintained by considering the existing context defined by built and natural features, including architectural details and development patterns, when designing new residences for the neighborhood. Neighborhood residents would like to ensure that site and building design for new residential developments provide variety and visual interest that is compatible and blends with the neighborhood. The design concepts set forth in these policies will be implemented through regulations that use criteria and illustrations to demonstrate the concepts.

N-WR-G-2 Single-family dwellings shall be designed to maintain visual interest and compatibility with the neighborhood's character. New residential developments shall provide a variety of home designs, sizes, types, and site design features such as setbacks or lot sizes to maintain variety and visual interest, to avoid repetitive style, and to avoid a bulky and massive appearance.

N-WR-G-3 Single-family dwellings shall be designed to have living space as the dominant feature of the street elevation to encourage visually appealing streetscapes that include vegetation and to bring living space toward the front street. Garages shall not be the dominant feature of the street elevation.

N-WR-G-4 Residential design policies and regulations for the neighborhood shall be reviewed by Redmond, affected parties such as developers, and a representative neighborhood group within one year after implementation and new development, and annually thereafter as necessary to evaluate effectiveness and identify any needed changes.

Transportation Policies

Redmond's Comprehensive Plan includes extensive policies on transportation that apply citywide. This section includes transportation policies specific to the Willows/Rose Hill Neighborhood.

N-WR-H-1 Land designated for Business Park use within Willows Neighborhood should use Willows Road for access. Land designated for residential uses along Willows Road as shown in Figure N-WR-H-1 should primarily use Willows Road for access and use connections to 132nd Avenue NE as secondary access or where topography prevents reasonable access to Willows Road.

N-WR-H-2 In establishing the construction standards and right-of-way widths for access to residentially designated land from Willows Road, the Technical Committee will consider variations from standards to reduce environmental and economic impacts, provided that undue traffic congestion, environmental hazards or difficulty in serving the area do not result.

N-WR-H-3 New developments along Willows Road, Redmond Way and 132nd Avenue NE should share existing accesses. Shared access may include use of existing driveways and

access corridors or the construction of new private streets to link properties. Internal vehicular access to adjacent properties should also be provided.

People who live and work in the neighborhood have expressed strong interest in improving pedestrian safety and increasing opportunities to walk to neighborhood parks, Downtown Redmond, and other nearby locations. Improving pedestrian safety by separating sidewalks or walkways from traffic is also valued.

N-WR-H-4 Missing links in sidewalks and walkways should be completed in the Willows/Rose Hill Neighborhood to improve pedestrian safety and to encourage walking. The City and neighborhood shall work together to identify a priority list of missing sidewalk segments for completion.

N-WR-H-5 Sidewalks and walkways in the Willows/Rose Hill Neighborhood shall be designed to include a planting strip or other appropriate buffering between motorized and non-motorized uses to improve safety for pedestrians.

Neighborhood residents have expressed concern about dark intersections and support improving street lighting to minimize opportunities for vehicular or pedestrian conflicts, particularly at intersections and crossings. In other locations, residents prefer pedestrian-scale lighting to help improve the appearance of street lighting and to provide lighting at a scale appropriate for people walking along the street.

N-WR-H-6 The City shall pursue improved street lighting in the Willows/Rose Hill Neighborhood to help avoid pedestrian and vehicular conflicts while minimizing light trespass into the night sky.

N-WR-H-7 Pedestrian scale lighting should be provided on public streets in new short plats and subdivisions in the Willows/Rose Hill Neighborhood.

Kirkland's city limits extend to the east right-of-way line of 132nd Avenue NE. However, the safety, function and character of 132nd Avenue NE and Redmond Way/NE 85th Street are of concern to existing and future residents in both cities. Redmond and Kirkland have a history of working together on land use, transportation and other issues. This relationship should be expanded and formalized to address transportation issues of common concern through periodic joint meetings, an inter-local agreement, or other systematic means.

N-WR-H-8 Redmond and Kirkland should systematically work together, with the involvement of area residents and property owners, to plan for and implement improvements for transportation facilities that affect both cities. This work should include establishing milestones and reviewing progress towards meeting them.

People who live, work, or own property in the neighborhood provided input on needed transportation improvements through meetings and surveys. The Citizens Advisory Committee reviewed a list of approximately 50 improvements and recommended eight as top priorities.

N-WR-H-9 Table H-1 identifies the Willows/Rose Hill Neighborhood's highest priorities for pedestrian safety and traffic management improvements. The City, together with the Willows/Rose Hill Neighborhood, should work cooperatively to implement priority improvements through city grant programs and coordination with transportation staff. The City and a representative neighborhood group shall periodically review progress and update this list of neighborhood proposed needs and solutions with the involvement of the Willows/Rose Hill Neighborhood.

**TABLE H-1: Willows/Rose Hill Neighborhood
Highest Priority Pedestrian Safety and Traffic Management Improvements**

Improve Pedestrian Safety

The goals of the improvements below are to improve safety for pedestrians by providing sidewalks and walkways that are separated from motorized traffic and to promote opportunities to walk to schools, parks, trails, transit stops, workplaces, and other destinations within or near the neighborhood.

- Improve 132nd Avenue NE to enable pedestrians and bicyclists to safely cross the street to access destinations such as Mark Twain School and Park, and the Lake Washington Technical College. Support the City of Kirkland's plan to add a traffic signal at NE 100th Street. Additional locations recommended for improved crossings are the vicinity of NE 95th Street, NE 104th Street, and NE 114th Street. Among suggested improvements are lighted crosswalks, crossing flags, and improved signage.
- Improve Willows Road to enable pedestrians and bicyclists to safely cross the street at several locations to gain safer access to businesses, transit stops, and existing and planned trails. Among the potential improvements are crosswalks with pedestrian actuated signal or grade separated crossings.
- As part of new and improved streets in NE Rose Hill, include walkways that are separated from traffic to improve safety for pedestrians.
- Along Redmond Way, provide sidewalks along both sides of the street that are separated from traffic, for example by a planting strip, to improve safety for pedestrians and support transit use.
- Support the City of Kirkland's plan for 132nd Avenue NE to provide sidewalks along the east side of the street that are separated from traffic by a planting strip.

Traffic Calming and Management

The goals of the improvements below are to promote driving at safe speeds in the neighborhood, to reduce the opportunities for traffic accidents, and to maintain reasonable access for residents turning onto and off of arterials by managing the traffic flow.

- Improve the intersection of 142nd Avenue and Redmond Way to address issues of limited visibility and access for vehicles turning left onto Redmond Way.
- Manage the speed and flow of traffic along 132nd Avenue NE to maintain reasonable access for residents turning onto and off of this street and to improve safety. Among the recommended improvements are:
 1. Install a traffic signal at NE 100th Street and other locations as warranted to provide more breaks in north-south traffic and to enable access onto or off of this street from nearby residences.
 2. Periodically use a speed monitoring display board to remind drivers of speed limits. Particular areas of concern include the portions of 132nd Avenue NE between Redmond Way and Mark Twain Park, and near Lake Washington Technical College.
 3. Make other improvements to manage traffic flow and improve the visual quality of the street, such as turn lanes, landscaped medians, and additional street trees.

- Improve the safety of traffic speeds along Willows Road, particularly during non-peak hours. Recommendations include:

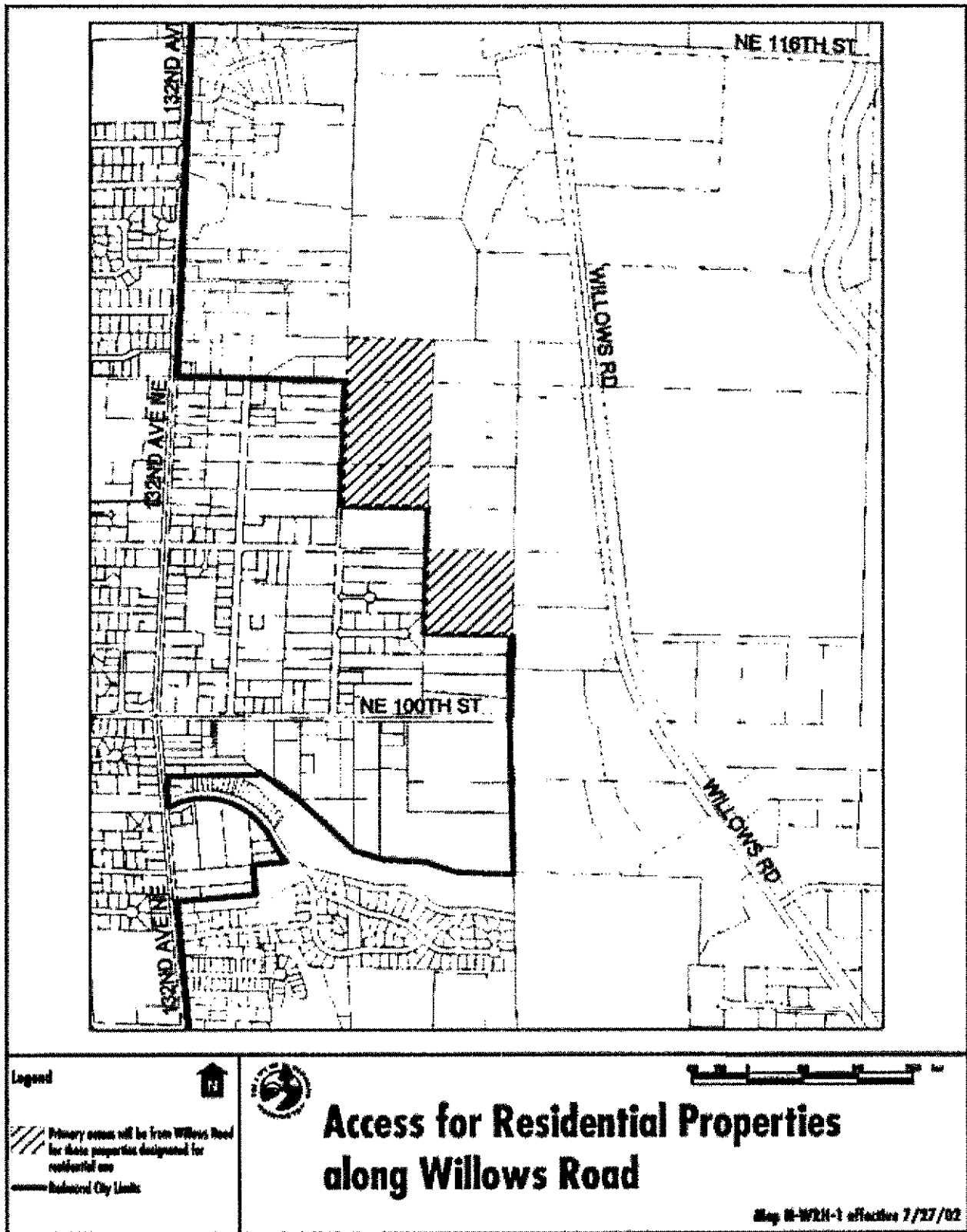
1. Make the speed limits in the north and south portions of the street consistent at 35 mph.
2. Use speed monitoring display boards and enforcement to deter drivers from exceeding speed limits.

NE Rose Hill Subarea Transportation Policies

Most streets in the NE Rose Hill Subarea are developed in a grid-pattern and help to provide multiple access ways through the area. This pattern of connections should be continued and enhanced as part of new development to promote vehicle circulation and pedestrian linkages. Having multiple access ways is particularly important in the event of an emergency, whether it is an area-wide emergency such as a pipeline failure or an emergency involving personal property or illness. As development occurs, additional connections, such as between NE 104th Street and NE 108th Street, may be needed to provide multiple access ways.

N-WR-H-10 New residential developments in the NE Rose Hill Subarea should facilitate pedestrian and vehicle connections by providing convenient walkways and by designing new and improved streets to enhance the existing street grid. NE 100th Street shall not be extended through to Willows Road due to the presence of high landslide hazard areas within this corridor.

Residents of NE Rose Hill have indicated through public meetings and surveys that they prefer a more rural street standard that includes narrow streets, landscaped drainage swales, and walkways. Included among the reasons for this preference are desires to better integrate new development with the existing development character, to reduce the amount of impervious surface and stormwater run-off, and to achieve a more rustic and less finished look. Residents are also seeking improved pedestrian safety through slower traffic speeds and adequate separation between walkways and motorized traffic. The design and improvement of such streets are described in the following policies.



N-WR-H-11 New and improved streets in the NE Rose Hill Subarea shall be built per the standards contained in Redmond's Community Development Guide Appendix 20D-3, Design Standards for Rustic Green Streets. These streets shall be characterized by the following features:

- **Narrow street widths designed to serve local access needs and to reduce the amount of impervious surface.**
- **Pedestrian walkways.**
- **Landscaped drainage swales designed at a minimum to convey stormwater and to provide a natural looking and informal landscaped edge that separates walkways from vehicle lanes. Subdivisions should include, and short subdivisions are encouraged to include, drainage swales landscaped to enhance stormwater quality and control.**

N-WR-H-12 Drainage swales associated with new and improved streets shall be landscaped for the purposes of improved stormwater quality and optimal appearance. Plantings shall be appropriate for the function of the stormwater facility. The City shall provide guidelines to inform residents how to maintain swales.